

**IMPORTANT NOTICE TO APPLICANT:**

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

**FOR OFFICIAL USE ONLY:**

Agenda Date: 8-15-14  
Tentative No.: T- 23522-1-NEW  
Received Date: 8-5-14

**FEES:**  
D.R.E.R.----- \$1,872.00  
Plus \$10.90 per site in excess of 6 sites----- \$0.00  
D.R.E.R. enviromental----- \$210.00  
PRINT \$2,082.00

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$124.92 \*Not applicable within Municipalities  
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <==AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

# **APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 4 Twp.: 54 S. Rge.: 39 E. / Sec.:      Twp.:      S. Rge.:      E.

- Name of Proposed Subdivision: Glades View Subdivision
- Owner's Name: Tamiami School Property, LLC. Phone:                       
Address: c/o Rosanne Wright, 6457 Sunset Drive City: Miami State: FL Zip Code: 33143  
Owner's Email Address: rosanne47@aol.com
- Surveyor's Name: Omar Armenteros, P.L.S. Phone: 305-477-6472  
Address: 1950 NW 94th Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172  
Surveyor's Email Address: omara@fordco.com
- Folio No(s): 30-4904-000-0090 /                      /
- Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"
- Street boundaries: s. SIDE OF SW 8th St (Tamiami Trail) between SW 152nd Avenue and SW 153rd Place, Miami-Dade County, FL
- Present Zoning: BU-1A Zoning Hearing No.: Z-6-10
- Proposed use of Property:  
Single Family Res.(      Units), Duplex(      Units), Apartments(      Units), Industrial/Warehouse(      Square Ft.),  
Business(      Sq. Ft.), Office(      Sq. Ft.), Restaurant(      Sq. Ft. & No. Seats     ), Other(      Sq. Ft. & No. of Units     )  
School, K-12, 3000 students, 184 staff

**NOTE:** Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.  
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

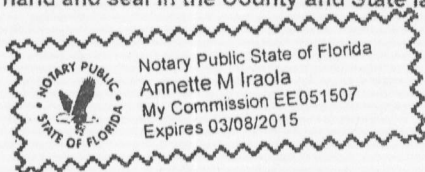
Signature of Owner: Rosanne Wright

COUNTY OF MIAMI-DADE)

(Print name & Title here): Rosanne Wright

BEFORE ME, personally appeared Rosanne Wright this 31 day of July, 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ✓ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 31 day of July, 2014 A.D.



(NOTARY SEAL)

Signature of Notary Public: Annette M. Iraola

(Print, Type name here: Annette M. Iraola)

3/8/15  
(Commission Expires)

EE051507  
(Commission Number)

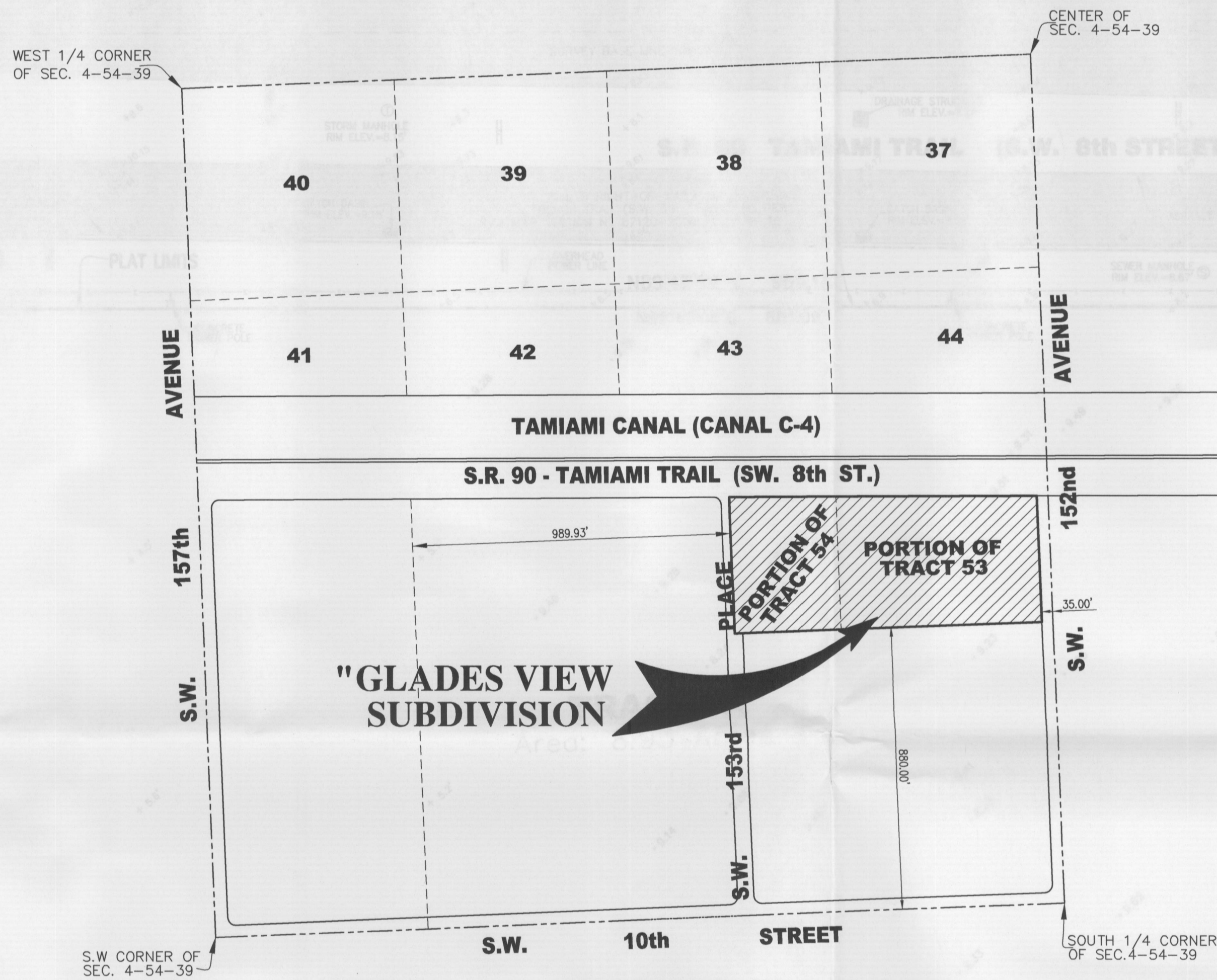
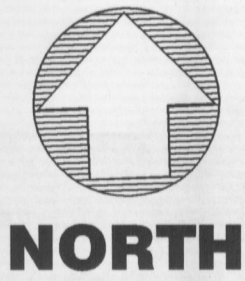
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



# TENTATIVE PLAT OF "GLADES VIEW SUBDIVISION"

## SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
C/L	—+—	ALUMINUM LIGHT POLE
C/L	—+—	BELLSOUTH TELEPHONE BOX
C/L	—+—	BENCHMARK
C/L	—+—	CABLE BOX
C/L	—+—	CATCH BASIN
C/L	—+—	CENTERLINE
C/L	—+—	CLEAN OUT VALVE
C/L	—+—	CLEAR
C/L	—+—	CHAIN LINK FENCE
C/L	—+—	CONCRETE
C/L	—+—	CONCRETE BLOCK STRUCTURE
C/L	—+—	CONCRETE LIGHT POLE
C/L	—+—	CONCRETE POWER POLE
C/L	—+—	CONTROL VALVE
C/L	—+—	DRAINAGE MANHOLE
C/L	—+—	DRAIN HOLE
C/L	—+—	DUAL POLE SIGN
C/L	—+—	ELECTRIC BOX
C/L	—+—	ELECTRIC METER
C/L	—+—	ELECTRIC WIRE OVERHEAD
C/L	—+—	ELEVATION (EXISTING)
C/L	—+—	ELEVATION (PROPOSED)
C/L	—+—	FINISHED FLOOR
C/L	—+—	FIRE HYDRANT
C/L	—+—	FIRE MAIN VALVE
C/L	—+—	FORD FORD AND LIGHT COMPANY MARK
C/L	—+—	FORD MARK VALVE
C/L	—+—	FOUND
C/L	—+—	GARAGE
C/L	—+—	GAS MANHOLE
C/L	—+—	GAS METER
C/L	—+—	GAS VALVE
C/L	—+—	GUARD POST
C/L	—+—	IRON FENCE
C/L	—+—	IRON PIPE
C/L	—+—	LIMITED ACCESS RIGHT OF WAY
C/L	—+—	MAIN SEWER VALVE
C/L	—+—	MAIL BOX
C/L	—+—	MANHOLE
C/L	—+—	MEASURED VALVE
C/L	—+—	MONUMENT
C/L	—+—	NAIL
C/L	—+—	NAIL AND DISC
C/L	—+—	ON LINE
C/L	—+—	PLAT BOOK
C/L	—+—	POINT OF CURVATURE
C/L	—+—	PERMANENT CONTROL POINT
C/L	—+—	PIKE
C/L	—+—	PROPERTY LINE
C/L	—+—	PERMANENT REFERENCE MONUMENT
C/L	—+—	RAIL ROAD CROSSING SIGN
C/L	—+—	RECORDED VALVE
C/L	—+—	RIGHT OF WAY
C/L	—+—	SECTION
C/L	—+—	SEWER CORNER
C/L	—+—	SEWER MANHOLE
C/L	—+—	SIGN
C/L	—+—	SPRINKLER VALVE
C/L	—+—	SQUARE CATCH AND NAIL
C/L	—+—	STORM MANHOLE
C/L	—+—	STREET LIGHT BOX
C/L	—+—	STREET SIGN
C/L	—+—	TELEPHONE BOX
C/L	—+—	TELEPHONE MANHOLE
C/L	—+—	TRAFFIC SIGNAL
C/L	—+—	TRAFFIC SIGNAL BOX
C/L	—+—	VALVE
C/L	—+—	WATER METER
C/L	—+—	WATER VALVE
C/L	—+—	WELL
C/L	—+—	WOOD FENCE
C/L	—+—	WOOD POWER POLE
C/L	—+—	ASPHALT
C/L	—+—	BROCK
C/L	—+—	CONCRETE
C/L	—+—	TILE
C/L	—+—	P.C. POINT OF CURVATURE
C/L	—+—	P.T. POINT OF TANGENCY
C/L	—+—	P.N.T. POINT OF NON-TANGENT INTERSECTION
C/L	—+—	P.R.C. POINT OF REVERSE CURVATURE



NOTE:  
Easement contained in instrument recorded February 21, 1991, under Official Record Book 14906, page 1117, Public Records of Miami-Dade, County, Florida, does affect the subject property, however not plottable.

## CONTACT PERSON INFORMATION

Name: OMAR ARMENTEROS, P.S.M.

Telephone Number: (305) 477-6472

Fax Number: (305) 470-2805

e-mail address: omara@fordco.com

e-mail address: jmilan@fordco.com

## TABLE OF MONUMENTS

TYPE OF MONUMENT	TOTAL
P.R.M.	6
P.C.P.	4
TRACTS AND LOTS CORNERS	0

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091

## DEVELOPMENT CRITERIA TABLE

ZONING: BU-1A Zoning resolution Z-6-10

- Grade levels for the school: K-12
- # of students: 3,000 students
- # of teachers and staff: 184
- Total SF of the school: 201,400 SF

Tracts Designation Table

Tract "A": School

## LEGAL DESCRIPTION:

That Portion of Tracts 53 and 54, of the SUPPLEMENTAL MAP N° 1 OF THE LANDS OF THE MIAMI EVERGLADES LAND CO. LTD. in Section 4, Township 54 South, Range 39 East, Miami-Dade County, Florida according to the Plat thereof, as recorded in Plat Book 3 at Page 129, Public Records of Miami-Dade County, Florida, being more particularly described as follows:

That portion of the East 3/4 of the Southwest 1/4, less the West 989.93 feet, the South 880 feet and less the East 35.00 feet thereof, of Section 4, Township 54 South, Range 39 East, Miami-Dade County, Florida, which lies South of the Southerly Right of Way of State Road 90 (S.R. 90), also known as Tamiami Trail.

## SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the shown Legal Description: Provided by Client.
- There may be additional restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Examination of TITLE COMMITMENT was performed to determine recorded instruments, if any affecting this property.
- Accuracy:  
The expected use of the land, is "High Risk Residential", the minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Number Tracts: 1 Tract.
- Public Water to be Utilized.
- Public Sewer to be utilized.
- Zoning: BU-1A
- Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
- Miami-Dade County Flood Criteria: 8.2' more or less.
- AREA OF PROPERTY: 388,826.15 Square Feet or 8.93 Acres more or less.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: Boundary and Topographic Survey for purpose of TENTATIVE PLAT.
- North arrow direction shown hereon is based on: assumed value of N021°3'08"W along the East Line of S.W. 1/4, as shown in Section 4, Township Map 54 South, Range 39 East of the Public Records of Dade County, Florida.
- Unless otherwise noted, this Firm has not attempted to Locate footings and/or Foundations (underground).
- The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within Flood Zone: "AH" Based Flood Elevation: 9.00' AS PER Community Number: 120635 FEMA Map Number: 12086C0265L Effective Date: September 11, 2009
- Elevations are based on: National Geodetic Vertical Datum of 1929
- Bench Mark Used: P-468 Elev.: 8.19'
- Bench Mark Location: SW 8 T --- 176' SOUTH OF SOUTH E/P OF EASTBOUND LANE SW 152 AVE --- 30' WEST OF C/L PK NAIL AND BRASS WASHER IN CONC CATCH BASIN.
- The Sources of Data used for the preparation of this Boundary and Topographic Survey for Tentative Plat is based on Township Map for Section 4, Township 54 South, Range 39 East, Miami-Dade County, Florida.
- This Map of Survey is intended to be displayed at a scale of One inch equals 40 feet or smaller.
- Field Book: A-562, 24-30/SND. Order No.: 13-106-0551/13-106-5400 Data Collector: 152 AVE 8 ST.cr5
- Property Folio Numbers: 30-4904-000-0090

## SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

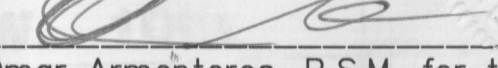
Ford, Armenteros & Fernandez, Inc. LB 6557

Original Field Work Survey Date: July 25, 2014.

Revision 1: April 27, 2016 (Update Tentative Plat)

Revision 2:

Revision 3:

By:   
Omar Armenteros, P.S.M. for the Firm  
Professional Surveyor and Mapper  
State of Florida, Registration No. 3679.



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
DORAL, FLORIDA 33172  
PH: (305) 477-6472  
FAX: (305) 470-2805  
L.B. No. 6557

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. NO PART OF THE PROJECT FOR WHICH THEY ARE MADE IS TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF FORD, ARMENTEROS & FERNANDEZ, INC.

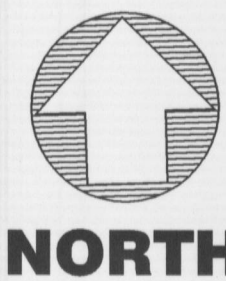
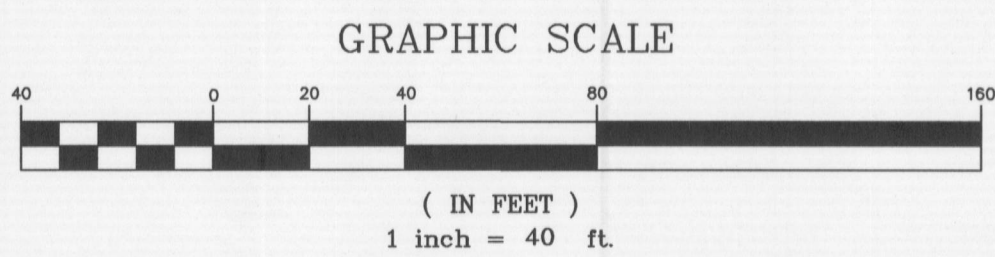
RECORD OF REVISION	BY	APP.	DATE	DESCRIPTION
1	JAER	O.A.	04/27/16	UPDATE TENTATIVE PLAT

3DIVISION	
CRITERIA AND SURVEYOR'S NOTES	
SECTION 4, TOWNSHIP 54 SOUTH-RANGE 39 EAST	

SCALE: AS SHOWN
TOWN: E. REYES/JAER
DATE CHECKED BY: <input type="checkbox"/>
QUALITY CONTROL:
DATE: 07-30-2014
PROJECT NO: 13-106-5400
SHEET: 1

OF 2 SHEETS





TAMIAMI CANAL (CANAL C-4)

S.R. 90 TAMIAMI TRAIL (S.W. 8th STREET)

TRACT "A"

Area: 8.93 Acres +/-

EMERALD ISLES  
(P.B. 160 PG. 50)

GRAND LAKES PHASE I  
(P.B. 159, PG. 65)

NOTE: ALL BEARING AND DISTANCES SHOWN HEREON ARE RECORDED  
VALUES UNLESS OTHERWISE SHOWN.

**FORD, ARMENTEROS & FERNANDEZ, INC.**  
1950 N.W. 94th AVENUE, 2nd FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805  
L.B. No. 6557

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ARMENTEROS & FERNANDEZ, INC.

RECORD OF REVISION	BY	APP.	DATE	DESCRIPTION
1	JAER	O.A.	04/27/16	UPDATE TENTATIVE PLAT

GLADES VIEW SUBDIVISION

TENTATIVE PLAT

SKETCH OF SURVEY

TAMIAMI SCHOOL PROPERTY, LLC

SECTION 4; TOWNSHIP 34 SOUTH, RANGE 39 EAST  
MIAMI-DADE COUNTY, FLORIDA

SCALE:	1" = 40'
DRAWN BY:	E. REYES/JAER
CHECKED BY:	
QUALITY CONTROL:	
DATE:	07-30-2014
PROJECT No:	13-106-5400
SHEET:	2
OF 2 SHEETS	